



GIBBINS RICHARDS 
Making home moves happen

249 Taunton Road, Bridgwater TA6 6BJ
£289,000

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This unique three bedroom detached family home is beautifully presented from top to bottom and situated within easy access to the town centre. The spacious well proportioned accommodation comprises in brief; entrance hall, lounge, large kitchen/dining room, ground floor WC. To the first floor a landing leads to three good size bedrooms (master with en-suite shower room) and family bathroom.

The property is fully UPVC double glazed and warmed by mains gas fired central heating and benefits from modern stylish kitchen and sanitary fittings throughout. Externally, the property has multiple off road parking and gardens to the front, side and rear. The town of Bridgwater lies within easy walking distance and offers an excellent range of shopping, leisure and financial amenities. Access to the M5 motorway can be gained at Junction 24 which is located within one mile of the property. Bridgwater town itself also offers a mainline intercity railway station.

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

Easy access/walking distance to town centre
Beautifully presented
Full UPVC double glazing
Gas central heating
Multiple off road parking
Gardens to front, side and rear
Adjacent to Bridgwater & Taunton canal
Modern kitchen & sanitary fittings throughout



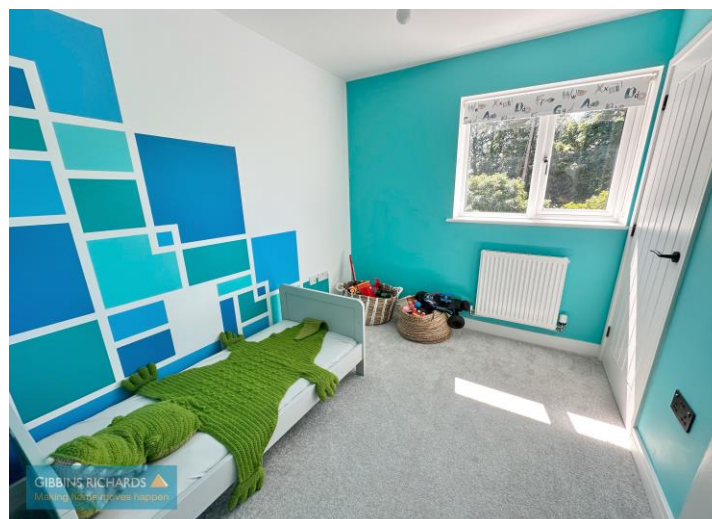


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Entrance Hall	12' 6" x 7' 8" (3.81m x 2.34m) Stairs to first floor with understairs storage cupboard.
Cloakroom	6' 4" x 2' 9" (1.93m x 0.84m) Side aspect obscure window. Low level WC and wash hand basin.
Lounge	13' 3" x 12' 6" (4.04m x 3.81m) Front aspect window.
Kitchen/Diner	19' 11" x 10' 6" (6.07m x 3.20m) Rear aspect window and French doors to garden. Fitted with a modern stylish range of matching eye and low level units. Integrated washing machine, dishwasher, electric oven with four ring hob over, extractor fan and light over. Space for 'American' style fridge/freezer.
First Floor Landing	Side aspect window. Doors to three bedrooms and bathroom. Airing cupboard housing 'Glowworm' gas combination boiler. Hatch to loft.
Bedroom 1	11' 6" x 11' 2" (3.50m x 3.40m) Rear aspect window. Door to;
En-Suite Shower Room	7' 7" x 4' 3" (2.31m x 1.29m) (into shower). Rear aspect obscure window. Low level WC, wash hand basin and enclosed shower cubicle. Heated towel rail.
Bedroom 2	12' 1" x 8' 10" (3.68m x 2.69m) (excluding walkway) Front aspect window.
Bedroom 3	8' 6" x 7' 6" (2.59m x 2.28m) Front aspect window. Cupboard over stairs recess.
Bathroom	7' 7" x 5' 1" (2.31m x 1.55m) Rear aspect obscure window. Low level WC, wash hand basin and bath with shower attachment. Heated towel rail.
Outside	Situated immediately to the side of the property is a driveway providing off road parking. The property is well screened from Taunton Road by stone wall and hedge row. The rear garden measures approximately - 39' (11.88m) in width by 21' (6.40m) in depth. There is a paved patio area adjoining the property providing pleasant seating space with steps leading to a raised area of lawn with raised borders. Situated to the far side is a further area of lawn fully enclosed by stone and timber/wire fencing. Outside lighting, tap and weather proof socket. Pedestrian gate leads to front/side parking area.



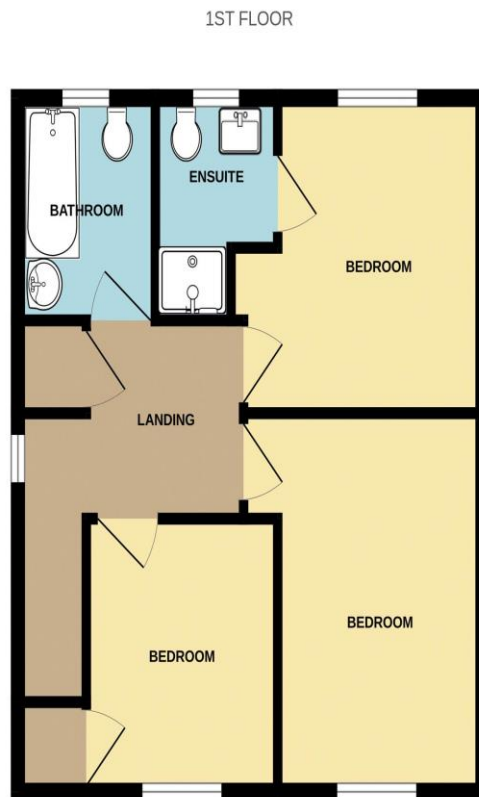
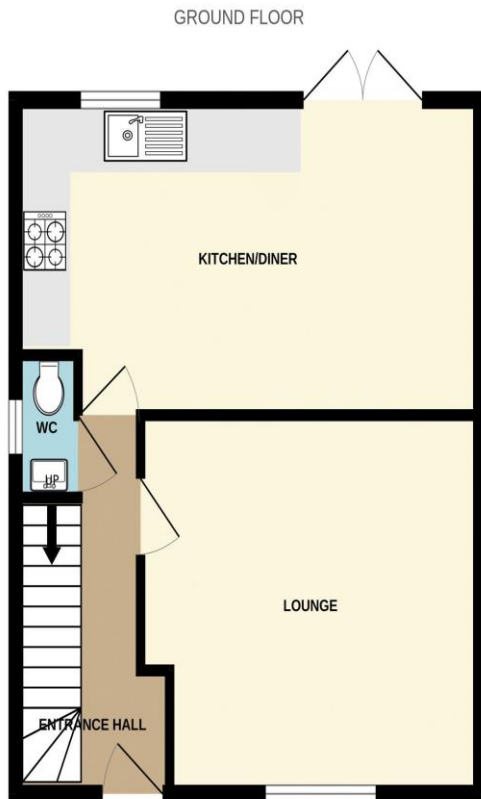
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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